

UTC 88044-SH

THIS SPACE

2010-008479

Klamath County, Oregon



00087322201000084790010014

07/14/2010 03:26:00 PM

Fee: \$37.00

After recording return to:
CHRISTOPHER D. ZOOLKOSKI
1839 MELANIE COURT
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

CHRISTOPHER D. ZOOLKOSKI
1839 MELANIE COURT
KLAMATH FALLS, OR 97601

Escrow No. MT88044-SH
Title No. 0088044
SWD r.012910

STATUTORY WARRANTY DEED

DERRICK T. DEGROOT and TERESA K. DEGROOT, who acquired title as THERESA K. DEGROOT, as tenants by the entirety, Grantor(s) hereby convey and warrant to CHRISTOPHER D. ZOOLKOSKI and NANCY B. ZOOLKOSKI, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 11 in Block 1 of Tract 1102, GREEN KNOLL ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$20,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

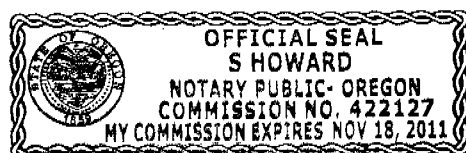
Dated this 14 day of July, 2010.


DERRICK T. DEGROOT


TERESA K. DEGROOT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 14, 2010 by DERRICK T. DEGROOT and TERESA K. DEGROOT.




(Notary Public for Oregon)

My commission expires 11-18-11

37Amt